PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

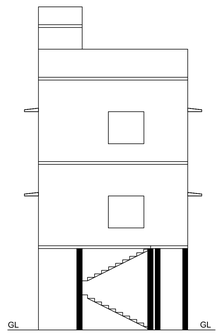
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

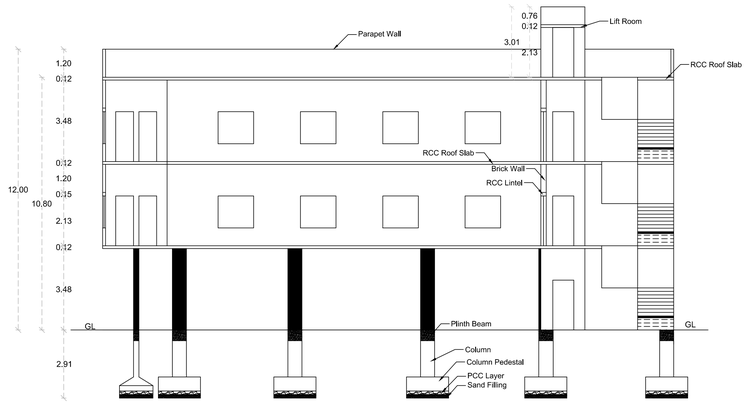
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL BUSINESS OFFICE AFTER REMOVING THE EXISTING BUILDING HAVING DOOR NO.: 138,138A AT T.S NO:4147/2A, 4148/1, T.S. WARD: 4, BLOCK: 33, POLPETTAI, ETTAYAPURAM ROAD, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI CORPORATION.

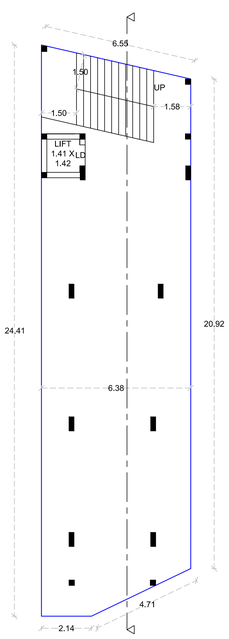
OWNER: **MR.P.KANNAN**



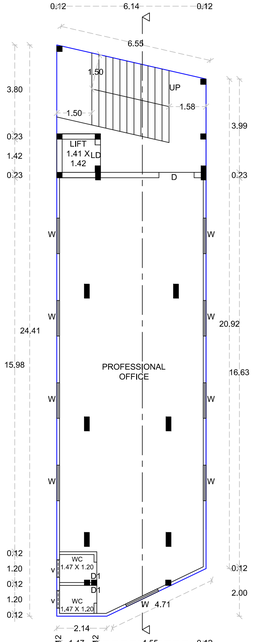
ELEVATION



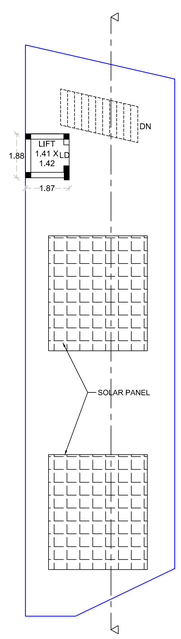
SECTION



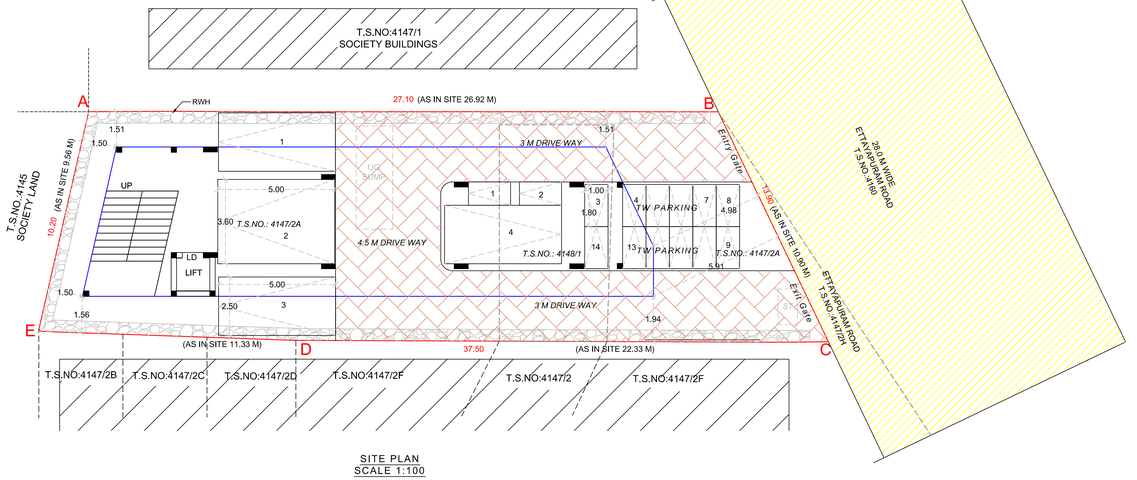
PROPOSED STILT PLAN



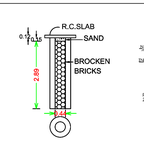
PROPOSED TYPICAL FIRST & SECOND FLOOR PLAN



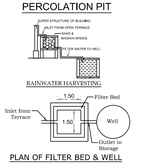
PROPOSED TERRACE FLOOR



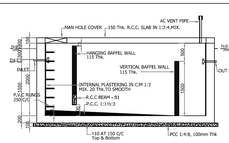
SITE PLAN
SCALE 1:100



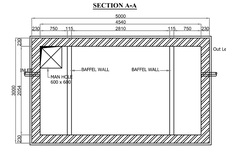
PERCOLATION PIT



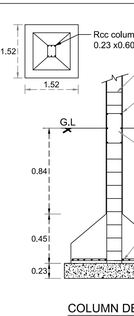
PLAN OF FILTER BED & WELL



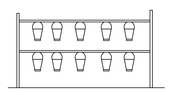
SECTION A-A



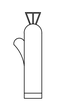
PLAN OF SEPTIC TANK



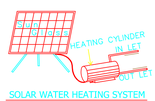
COLUMN DETAILS



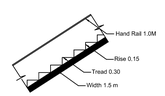
SAND BUCKET DETAILS



FIRE EXTINGUISHER CYLINDER



SOLAR WATER HEATING SYSTEM



STAIR

ALL DIMENSIONS ARE IN METER
SCALE 1:100

LAND AREA STATEMENT

SURVEY NOS	DOCUMENT (SQ.M)	TSLR (SQ.M)	AS IN SITE (SQ.M)	SUPER IMPOSED (SQ.M)
4147/2A & 4148/1	363.13	328.00	295.62	295.62

AREA STATEMENT

S.NO	NAME	DOC.NO	SQ.M	SQ.FT
1	P.KANNAN	278/2024	268.15	2886.37
2		465/1999	40.91	440.38
3		480/1999	54.07	582.03
TOTAL			363.13	3908.77

SETBACK	REQUIRED	PROVIDED
FRONT	4.50	4.98
REAR	1.50	1.50
SIDE 1	1.50	1.56
SIDE 2	1.50	1.51

BUILDING AREA STATEMENT

BLOCK NAME	FLOOR NAME	FSI (SQ.M)	NON-FSI (SQ.M)	FLOOR-WISE (SQ.M)
BLOCK -1	STILT FLOOR	-	146.87	146.87
	FIRST FLOOR	146.87	-	146.87
	SECOND FLOOR	146.87	-	146.87
	TERRACE FLR	-	3.51	3.51
	TOTAL AREA	293.74	150.38	444.12
	OPEN SPACE AREA	148.75	-	148.75

FSI CALCULATION

= TOTAL FSI AREA / LAND AREA = 293.74 / 295.62 = 0.99 > 2.00

COLOUR INDEX

- Applicant Site
- Proposed Building
- Existing Building
- Existing Road
- Drive Way
- FIRE EXTINGUISHER (FE)

PARKING STANDARDS

OFFICES: 1 Car for every 100 Sq.m Floor area
1 TW for every 25 Sq.M Floor area

PARKING CALCULATION

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
Two Wheeler(1.0X1.8)	293.74/25	14.00	14.00
CAR (2.5 X 5)	293.74/100	4.00	4.00

SANITATION REQUIREMENTS.:
Staffs
1 WC for every 25 Male Staffs exceeding 15 Nos.
1 Urinal for 7-20 Male staffs
1 WC for every 15 Female Staffs exceeding 10 Nos.

SANITATION REQUIREMENTS	STAFFS			
SANITARY DETAILS	MALE - 15 Nos.		FEMALE- 15 Nos	
	REQ	PROVID	REQ	PROVID
WATER CLOSET	01	02	01	02
URINALS	01	01		
DRINKING WATER	02	02		
WASH BASIN	01	01		
CLEANER'S SINK	02	02		

PLANNING PERMISSION

Roc no.: SWP/BPA/ 755751/2026

SWP/THOOTHUKUDI/BPA/AD/DTCP NO.: 29/2026

PLANNING PERMISSION NO.: 40/2026

SITE BOUNDARY : A TO E

Er. S.BALA SHANMUGA SUNDARAM M.Tech (Geotech)
Registered Geo - Technical Engineer
(DTCP Reg No.: RGTE/TVLD/01/2025)
Geo Tech Constallant
BALA GEOTECH SERVICES
15A,Bharathiyar Street, Palayamkottai, Tirunelveli - 627002.
Mobile: 9500491002 Email: bala.geotech14@gmail.com

REG GEO-TECH ENGINEER

(க. சுரேஷ்)
அளவர் / உதவி வரைவாளர்

(மோ. சா. வாஸில் அகமது)
கட்டிடக்கலை / திட்ட உதவியாளர்

OWNER

Er. C. DHEENATHAYALAN B.E
REG STRUCTURAL ENG. GRADE-III(RSE)
REG NO.: RSE/GR II/TKDTCP/JANUARY/01/2025
24E,NANTHA GOPALAPURAM (WEST),
THOOTHUKUDI 628002. CELL: 94427 23339

REGISTERED STRUCTURAL ENGINEER

Er. S.PONMANIKANDAN
M.E(STRUCTURAL),LLB,AIV,AMIE
REG ENGINEER REG VALUER-CHARTERED ENGINEER
RE-1/TKDTCP/OCTOBER/2/2023, 1361/S/2019/00009
TUT/2022/08,OPM/2022/05,SVM/2022/04
149/8,POLPETTAI 1ST STREET,TUTICORIN,PH:8056700160

REGISTERED ENGINEER

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.